

The Big Housing Picture

This paper includes select data from two sources; the 2010 Boulder Valley Comprehensive Plan Summary of Key Trends compiled by the City of Boulder Planning and Community Sustainability Department and the 2010 Consolidated Plan, prepared and submitted to the U.S. Department of Housing and Urban Development (HUD).

1. 2010 BVCP Summary of Key Trends - City of Boulder
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2010 Boulder Valley Comprehensive Plan Summary of Key Trends

Population Growth and Projections

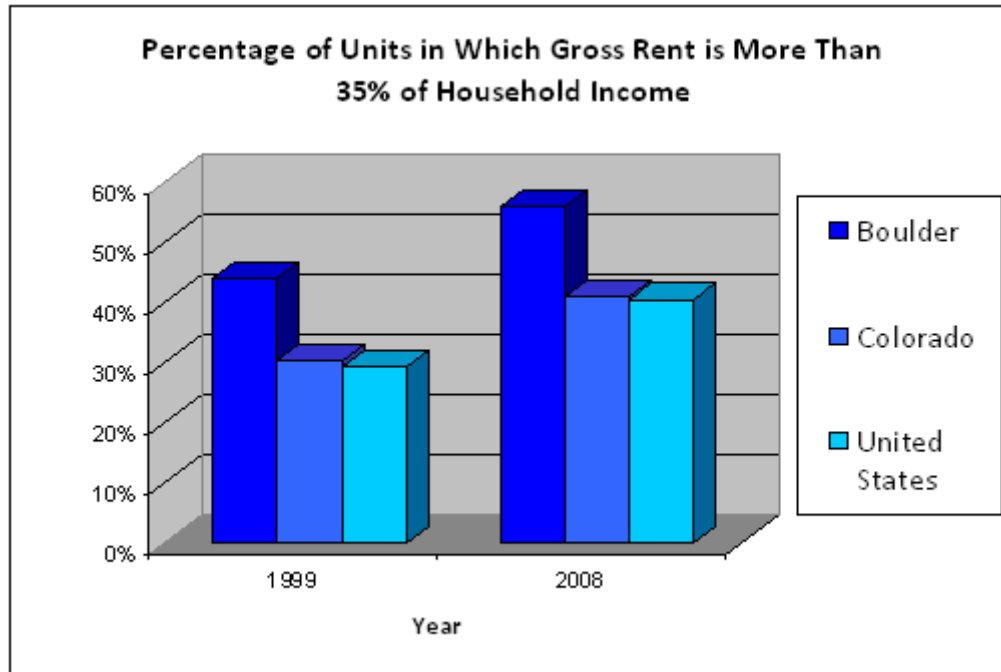
Boulder continues to grow in population.

- The City of Boulder's 2010 population is estimated at 103,600, with projections calling for an increase to 119,400 by 2035.
- The University of Colorado has approximately 30,000 students and projects up to an additional 11,000 students by 2030.
- Under current zoning and trends, it is projected that Boulder will reach its realistic buildout population of 119,400 by 2035
 - Attachment A - Population Projections by sub-community
 - Attachment B – Job Projections by sub-community
- Since there is little vacant land remaining within Boulder's Urban Growth Boundary, new housing units are primarily being added through redevelopment.
- Boulder's Latino population nearly doubled between 1990 and 2000, increasing to 8% of the total Boulder population. Trends indicate this percentage-increase will continue.
- Boulder's population makes up approximately 34% of the population of Boulder County, and it is projected that Boulder's percentage of County population will only slightly decrease in the future since there is little population growth projected for other Boulder County communities.

Housing: Types, Costs and Affordability

Boulder continues to add housing units; with the slight majority being attached units.

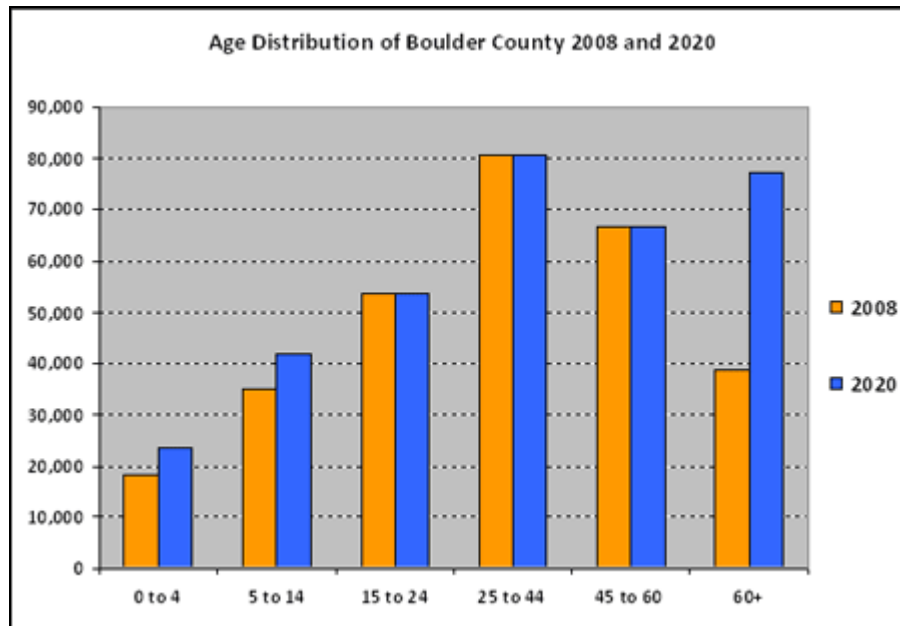
- As of 2010, there were 43,878 housing units in Boulder
- Slightly more than half (52%) of housing in Boulder is multi-family housing, compared to 33% in the region.
- Mobile homes make up 3% of total housing units
- Boulder's housing stock is aging: 60% of housing is more than 25-years old.
- Boulder is roughly split between owner and renter occupied units.
- The 2008-2009 median sales price of a detached single family home in Boulder was \$538,000. In the seven years from 2001 to 2008, the median sales price of a single family home in Boulder rose from \$399,000 to \$538,000, with a peak of \$550,500 reached in 2007.
- According to the Center for Housing Policy, of 208 *metropolitan* area homeownership markets across the country analyzed in 2008, Boulder was the 25th most expensive. No Colorado metro areas were listed as more expensive; the next closest Colorado housing markets were Fort Collins, in 49th place, and Denver, tied for 70th.
- Housing costs in Boulder have continued to rise since the 1990 census. The percentage of monthly income spent by households with mortgages on Selected Monthly Occupancy Costs (SMOC- a measure of housing costs) has shown a steady rise:
 - **30% of households with mortgages spending 35% or more of monthly income on housing costs in 2008**
 - compared with 20% in 2000 and 17% in 1990.
 - Conversely, the number of households with mortgages spending less than 20% of monthly income on SMOC has declined from 46% to 37% from 1990 to 2008. This could be a result of a dramatic increase in prices for detached homes in Boulder during the real estate boom of the late 1990s and 2000s.
- Housing costs have also increased for renters in Boulder. Though gross rent has risen dramatically in Boulder in the last 20 years, a better expression of Boulder housing costs can be found by looking at the percentage of household income spent on rent:
 - **From 1999 to 2008, the percentage of renters in Boulder spending more than 35% of their household income on rent rose by 12%, from 44% of renters to 56% of renters.**
 - This is consistent with the percentage rise of the same in the United States and the state of Colorado, which both saw a rise in the percentage of renters paying more than 35% of income rise from approximately 30% to approximately 41%. (NOTE - This data includes students.)



Age

Boulder's median age remains lower than the rest of the county, the state and the nation. However, Boulder County's population is aging faster than the nation, and the population age 60 and over is expected to more than double by 2020.

- The population of the U.S. as a whole is aging. It is projected that between 2010 and 2035, the percentage of the U.S. Population that is 65 and older will increase from 12.97% to 19.97%.
- While the percentage of Boulder's population that is 65 and older has not changed much in the last 20 years, growing by .2% from 7.8% to 8.0%, the future looks much different: In 2008, 12% of Boulder County's residents were over the age of 60. In 2020, that age group is expected to reach 21%



Employees, Wages and Unemployment

Boulder employees are well paid, and Boulder's economy has fared better than the nation's.

- Unemployment in Boulder County continues to be lower than the State or National average.
- Average wages are higher than the Boulder County average
- 95% of Boulder businesses have fewer than 50 employees
- 96,800 people currently work in the city. The City of Boulder projects 116,000 employees in Boulder by 2035.
- Boulder County is projected to lose 2,436 jobs from 2009-2011, and then add 10,059 jobs by 2018.

Industries

The largest percent of employers in Boulder (26%) are in the professional, scientific, and technical services industry (2.37 times the national average), followed by retail trade (9%) and health care and social assistance (9%). The largest percent of employees (20%) work for government entities including the University of Colorado and Federal labs.

- After government, the city's highest employment sectors are professional, scientific, and technical services (15%) and manufacturing (10%).
- The city has a very high concentration of information industry employment (nearly 3.5 times the national average).

Employment Share and Commuting

Of the roughly 96,000 people who work in the City of Boulder, approximately 1/3 live in the city limits. Another 1/3 of the city's workforce lives outside the city limits in Boulder County.

- An estimated 52,000 people commute into Boulder daily for work.
- Job growth is projected to continue to increase at a slightly higher rate than population growth in the future, with concurrent growth in in-commuting.
- Boulder Valley Job Population Ratio
 - 2001 = .85:1 (jobs to population projection)
 - 2010 = .85:1
 - 2030 = .89:1
- Retail sales in Boulder accounted for 44% of County-wide retail sales in 2008.
 - Boulder's share has declined annually since 2002.
 - Boulder's share of the population of Boulder County declined 3.11% since 2002, while Boulder's share of retail sales taxes has declined 13.5% in the same time period

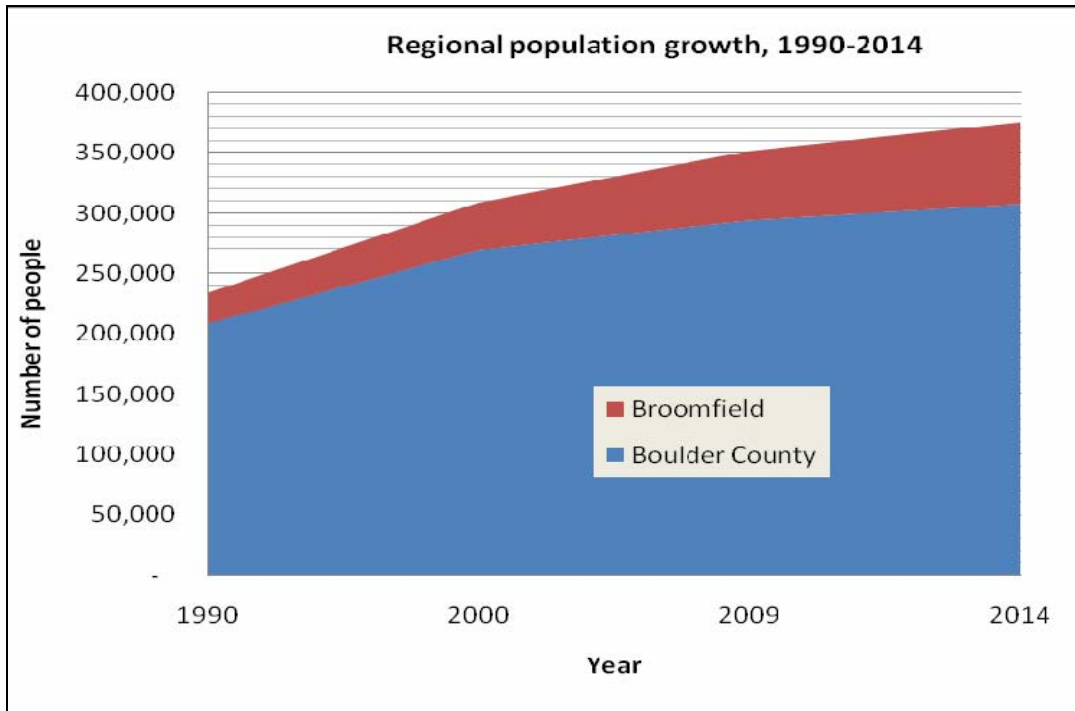
2010 Consolidated Plan – Boulder and Broomfield Counties

The regional HOME Consortium encompasses 775 square miles and covers Boulder County, Broomfield County, and all municipalities therein – a total of 12 local governments.

Unless otherwise indicated the following data is for the entire region.

Population Growth and Projections

- Population 2009 - 351,467
- Population 2014 - 375,308
- The total number of people in the region is expected to increase by ~24,000 people between 2009 and 2014
- The rate of population growth in Broomfield is faster than the rate in Boulder County.



Housing Wage

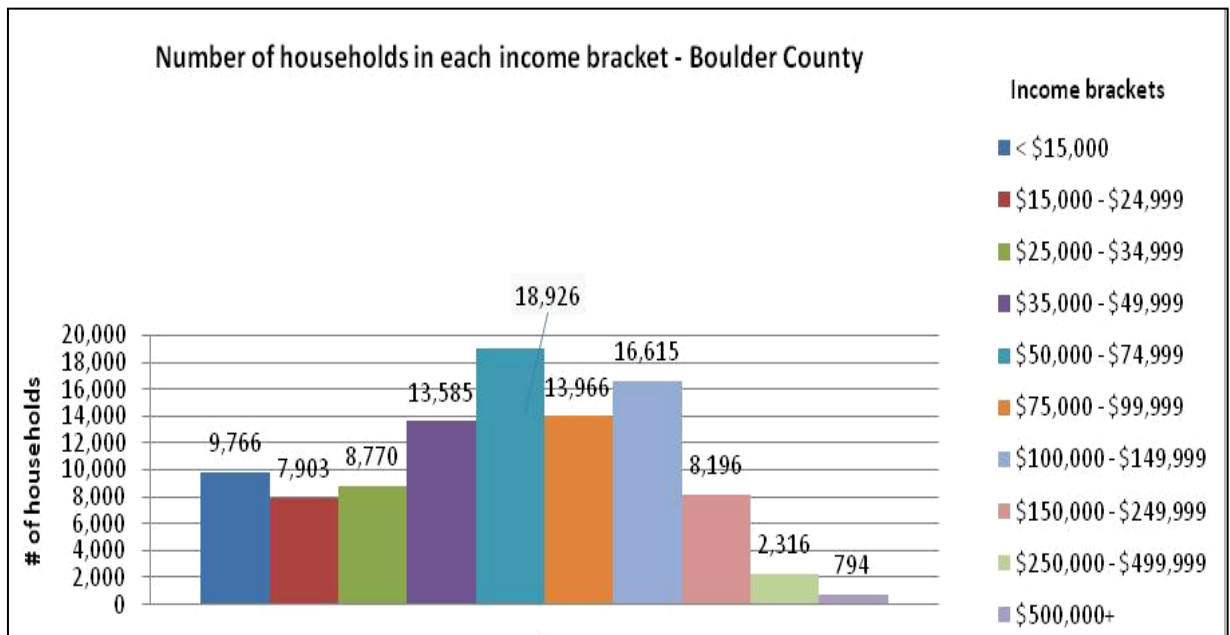
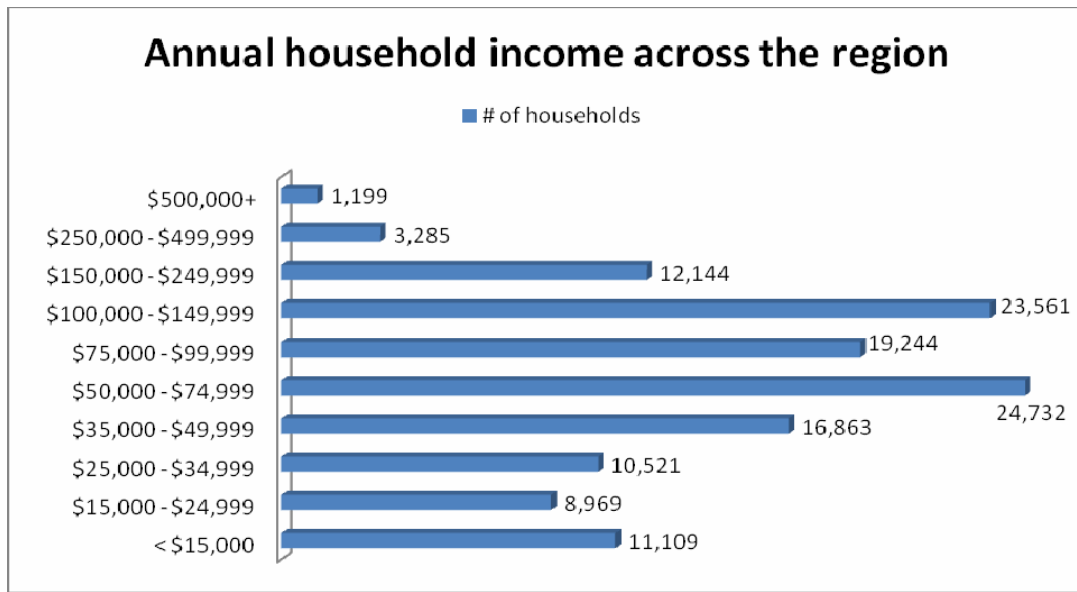
The National Low-Income Housing Coalition (“NLIHC”) publishes statistics each year on the *housing wage* – the hourly wage a worker must earn to afford the fair market rent for a two-bedroom home, based on the generally accepted affordability standard of paying no more than 30% of income for housing costs.”¹

- Statewide housing wage - \$16.48/hour; 109% of mean renter wage
- Boulder MSA housing wage - \$19.79/hour; 121% of mean renter wage
- Denver-Aurora (Broomfield) MSA housing wage - \$17.13/hour; 101% of mean renter wage

Income

- 2009 Area Median Income (AMI) for a 4-person household in Denver-Aurora is \$76,000
- 2009 AMI for a 4-person household in Boulder County is \$89,100
- Boulder has the second highest AMI in the state, behind only Pitkin County, home of Aspen

¹ For more on the housing wage, see the full *Out of Reach 2009* report published at <http://www.nlihc.org/orr/orr2009/>.



Housing

The area of the regional HOME Consortium experienced substantial growth through the 1990s, but growth rates are now slowing dramatically due to a variety of factors, including land use regulations and open space purchases limiting the amount of developable acreage, as well as the very high cost of land.

- Single-family building permits issued across Colorado in 2009 as of August (5,010 total) were down 45% compared to August 2008

- Single-family permits issued in the Boulder MSA as of August 2009 were down only 26% based on a total of only 80 permits issued; a reminder that the Boulder region is a growth-constrained area
- Multi-family permits issued across all of Colorado in 2009 as of August (1,470 total) were down 73% compared to August of 2008
- Multi-family permits issued in the Boulder MSA as of August 2009 were down only 22% as compared to August of 2008 based on a total of only 100 permits issued; a small amount compared to other Colorado MSAs
- 68% of all housing units region-wide are owner occupied, 32% are renter occupied

<i># of bedrooms</i>		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>
2010 Fair Market Rent (determined by HUD)	Boulder County MSA	\$844	\$1,059	\$1,544	\$1,851
	Denver-Aurora-Broomfield MSA	\$728	\$921	\$1,308	\$1,524
Average rents reported in 2009-2nd Qtr Von Stroh Rental & Vacancy Survey	Boulder County / Broomfield	-	\$1,362	\$1,441	\$1,370

- 25% of Boulder County households cannot afford a 2-bedroom unit without spending more than 30% of their monthly income on housing
- 17% of Boulder County households cannot afford a 2-bedroom unit without spending more than 50% of their monthly income on housing
- 68.4% of homes in the Boulder MSA are affordable to a family earning the local median income compared to:
 - 77.5% in the Denver-Aurora-Broomfield MSA
 - 80.5% in Fort Collins
 - 80.8% in Colorado Springs
 - 85.9% in Pueblo

Dollar Value of Owner-occupied Housing Units

<i>Value of housing unit</i>	<i># in region</i>	<i>% of regional housing stock</i>
< \$20,000	1,483	2%
\$20,000 - \$39,999	1,645	2%
\$40,000 - \$59,999	835	1%
\$60,000 - \$79,999	557	1%
\$80,000 - \$99,999	414	0%
\$100,000 - \$149,999	3,513	4%
\$150,000 - \$199,999	11,471	13%
\$200,000 - \$299,999	26,436	30%
\$300,000 - \$399,999	17,252	19%
\$400,000 - \$499,999	9,239	10%
\$500,000 - \$749,999	10,835	12%
\$750,000 - \$999,999	3,637	4%
\$1,000,000+	1,901	2%
Total	89,218	100%

Where can households afford to buy detached single-family homes in the Consortium region?

	Detached median sales price (08-09)	Amount borrowed, assuming 10% down	Monthly payment assuming 30-year fixed 6% interest loan	Monthly income required to avoid cost burden (monthly payment/0.30)	Annual income required to avoid cost burden	Rough estimate of households who don't earn enough to afford the median detached home without being cost burdened
Boulder	\$538,000	\$484,200	\$2,903	\$9,677	\$116,120	78% of Boulder households earn < \$100,000
Broomfield	\$339,000	\$305,100	\$1,829	\$6,097	\$73,169	43% of Broomfield households earn < \$75,000
Erie	\$318,000	\$286,200	\$1,716	\$5,720	\$68,636	30% of Erie households earn < \$75,000
Lafayette	\$289,000	\$260,100	\$1,559	\$5,198	\$62,377	35% of Lafayette households earn < \$50,000
Longmont	\$218,500	\$196,650	\$1,179	\$3,930	\$47,161	40% of Longmont households earn < \$50,000
Louisville	\$350,500	\$315,450	\$1,891	\$6,304	\$75,651	46% of Louisville households earn < \$75,000
Superior	\$373,000	\$335,700	\$2,013	\$6,709	\$80,508	29% of Superior households earn < \$75,000
Mountains	\$345,000	\$310,500	\$1,862	\$6,205	\$74,464	53% of Mountains households earn < \$75,000
Plains	\$461,250	\$415,125	\$2,489	\$8,296	\$99,555	62% of Plains households earn < \$100,000

Where can households afford to buy attached single-family homes in the Consortium region?

	Attached median sales price (08-09)	Amount borrowed, assuming 10% down	Monthly payment assuming 30-year fixed 6% interest loan	Monthly income req'd to avoid cost burden (monthly payment/0.30)	Annual income req'd to avoid cost burden (monthly income x 12 months)	Rough estimate of households who don't earn enough to afford the median attached home without being cost burdened
Boulder	\$253,500	\$228,150	\$1,368	\$4,560	\$54,715	50% of Boulder households earn < \$50,000
Broomfield	\$220,000	\$198,000	\$1,187	\$3,957	\$47,484	24% of Broomfield households earn < \$50,000
Erie	\$181,000	\$162,900	\$977	\$3,256	\$39,067	8% of Erie households earn < \$35,000
Lafayette	\$167,000	\$150,300	\$901	\$3,004	\$36,045	22% of Lafayette households earn < \$35,000
Longmont	\$165,000	\$148,500	\$890	\$2,968	\$35,613	25% of Longmont households earn < \$35,000
Louisville	\$194,500	\$175,050	\$1,050	\$3,498	\$41,980	14% of Louisville households earn < \$35,000
Superior	\$209,000	\$188,100	\$1,128	\$3,759	\$45,110	15% of Superior households earn < \$50,000
Mountains*	\$98,287	\$88,458	\$530	\$1,768	\$21,214	16% of Mountains households earn < \$25,000
Plains	\$160,000	\$144,000	\$863	\$2,878	\$34,534	18% of Plains households earn < \$35,000

How many owner-occupied units have a mortgage across the Consortium region?

<i>Mortgage status in Boulder County</i>	
Total owner-occupied units	77,053 ± 1,925
Housing units with a mortgage	59,462 ± 2,314 77% ± 2%
Housing units without a mortgage	17,591 ± 1,637 23% ± 2%
<i>Source: 2008 ACS data</i>	

<i>Mortgage status in the Denver-Aurora (Broomfield) MSA</i>	
Total owner-occupied units	651,546 ± 6,642
Housing units with a mortgage	519,774 ± 7,528 80% ± 1%
Housing units without a mortgage	131,772 ± 4,392 20% ± 1%
<i>Source: 2008 ACS data</i>	